

**IMPLEMENTATION**

**ROUND HILL AREA MANAGEMENT PLAN**  
**LOUDOUN COUNTY, VIRGINIA**

## CHAPTER IV

### IMPLEMENTATION RECOMMENDATIONS

The following recommendations are intended to facilitate a smooth transition of this Plan's goals and policies into action by coordinating County comprehensive planning efforts with regulations which guide land use and with fiscal programs which guide public facility and service expenditures. Although they are intended primarily to implement the policies which are proposed for adoption for the Round Hill planning area, these recommendations are equally important for improving and managing development countywide. The County encourages development of any additional or alternative implementation strategies by the public or private sector as long as they fulfill the basic purpose and intent of the Plan's goals and policies.

#### A. Development of Additional Ordinances and Standards

##### 1. Agricultural

The County should establish additional and substantial land use management techniques which will promote the continuation and preservation of farms and farmland in the planning area.

##### 2. Environmental

- a. The County should develop ordinances, such as those enabling the County to purchase or lease development rights and use the ordinances to preserve the natural environment.
- b. The County should develop standards for controlling the amount and type of farm related, nonpoint source pollution, particularly pesticide and nutrient run-off.
- c. The County should carry out a study of development potential and limitations on the Blue Ridge, and revise the Zoning Ordinance so as to ensure that environmental and aesthetic integrity will be maintained.

##### 3. Traditional Urban Design

- a. The County should study alternatives for amending the County Zoning Ordinance to encourage and facilitate traditional town design.
- b. The County should adopt a new Zoning district or districts to permit the development of pedestrian-oriented villages and small towns which are based on the traditional and historic settlement patterns prevalent in western Loudoun County.

#### 4. Greenbelt Overlay Zoning District

- a. The County should adopt a Greenbelt Overlay Zoning District which would permit small density bonuses through the subdivision process in exchange for the establishment of a greenbelt or "hard edge" in areas where the County determines greenbelts are appropriate and desirable.
- b. The Greenbelt Overlay Zone would be a voluntary subdivision option available to properties within an Urban Limit Line as designated in the County's Comprehensive Plan.
- c. The purpose of a Greenbelt Overlay Zoning District would be to encourage clustered development served by central sewer and water for the purpose of establishing a greenbelt or "hard edge" of permanent open space in areas the County deems a greenbelt is appropriate and desirable.

#### B. Recommended Fire and Rescue Proffers

The County will encourage donations to the County's Volunteer Fire and Rescue Department.

1. The Homeowners Associations of subdivisions located in the Urban Growth Area will be responsible for \$60 per year (in 1987 dollars) per dwelling unit in payment to the local volunteer Fire and Rescue squad as long as fire and rescue services remain volunteer.
2. Commercial development will be expected to pay 10 cents per square foot (in 1987 dollars) to the local volunteer Fire and Rescue squad as long as fire and rescue services remain volunteer.

#### C. Recommendations for the Six-Year Road Improvement Plan

The County shall encourage VDOT to include in its Six-Year Road Improvement Plan the following safety improvements:

1. Intersections of Route 713 and 719: Improve sight distance on route 719; may require some realignment and/or grading.
2. Improve the bridge on Route 719, south of Route 7.

#### D. Recommended Zoning Map Amendment

The County should rezone land outside of the designated Urban Growth Area which is zoned for higher density development (one or more residences per acre, commercial or industrial) to an A-3 density or lower, so as to be more compatible with the existing and planned low-intensity agricultural, recreational and institutional uses in those areas.

#### E. Recommendations for an Annexation Agreement

The County and the Town of Round Hill should explore alternatives for entering into an annexation agreement to facilitate the annexation of properties in the Urban Growth Area which are receiving Town sewer and water services. The agreement might include language based on the following recommendations:

1. It should be the intent of the County and of the Town of Round Hill that any property located within the Urban Growth Area (as defined in the policies of this Plan) which is presently or would be served by Town sewer and/or water in accordance with the utility policies included in this Plan, should, in the future, be annexed by the Town of Round Hill.
2. The Town and the County should only honor requests for the extension of sewer and/or water services outside the Town's corporate limits, within the designated Urban Growth Area, provided that the beneficiaries of such service prepare written acknowledgement of the right of the Town Council to annex the subject properties. And, if the Town should desire, this written acknowledgement shall include the beneficiaries' written agreement to join with the Town in a joint annexation petition.
3. Parcels located within the designated Urban Growth Area and contiguous to the corporate boundaries of the Town of Round Hill which have agreed to annexation in exchange for Town sewer and/or water service should be immediately annexed by the Town upon County approval of the rezoning and/or development proposal which requires water and/or sewer service.
4. Parcels located within the designated Urban Growth Area which have agreed to annexation in exchange for Town sewer and/or water but which are not contiguous to the corporate boundaries of the Town of Round Hill should enter into an agreement with the Town as follows: that annexation of these parcels should take place at such time as the subject parcels become contiguous with the corporate limits of the Town or five years from the date of the County approval of the rezoning and/or land development proposal which requires Town water and/or sewer service, whichever comes first. In the latter case, where parcels receiving central sewer and water remain noncontiguous to the corporate limits of the Town, any parcels lying between the corporate limits of the Town and the noncontiguous parcel which is receiving Town sewer and water should be annexed at the end of the five year period. However, these intervening parcels should not be required to hook into the Town sewer and/or water service unless desired by the property owner or necessary in order to maintain public health standards.
5. At such time as the County approves the rezoning and/or development proposal of a property in the Urban Growth Area which would require Town sewer and/or water service, such approval should constitute the County's approval of such annexation. At the time of such approval, the County should also provide the Town with written consent of annexation.